



Greg Thompson
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March 24, 2020

Re: Annual report of WSD Asset Preservation Program

The Asset Preservation Program (APP) is a systematic approach to ensure performance accountability; promote student health and safety by maintaining and operating building systems to their design capacity; maintain an encouraging learning environment; and extend building life, thus minimizing future capital needs.

The APP applies to school districts that received state assistance for new and new-in-lieu school buildings accepted by local school board directors after December 31, 1993. Participation in the APP is one requirement of eligibility for future state assistance.

The APP evolved from a State Board of Education policy developed in 1992. The intent of the program is to ensure that taxpayer investment in state assisted construction of school facilities is protected through a system of building maintenance.

Annual Reporting: During the 30-year life of the building, school districts must assess the condition of each APP building, using the Building Condition Assessment, and report the results in a public meeting of the school district board by April 1 of each calendar year.

Included for your review are the following documents:

1. Asset Preservation System (APS) Certification Letter
2. Asset Preservation System (APS) Resolution 08-09
3. Foothills Middle School Building Condition Assessment
4. Wenatchee Valley Technical Skills Center – Building 'C' Building Condition Assessment
5. Washington Elementary School Building Condition Assessment

Sincerely,

Greg Thompson

Enclosure(s)

Bryan Visscher
Director of Facilities and Risk Management
1001 Circle St.
Wenatchee, WA. 98801



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February 27, 2013

Office of Superintendent of Public Instruction
School Facilities and Organization
P.O. Box 6275
Olympia, WA 98504-6275

Re: Asset Preservation System (APS)

This letter is being sent to comply with the requirement of the Asset Preservation Program (WAC392-347-023) to implement an Asset Preservation System.

The Wenatchee School District #246 hereby certifies that an APS has been implemented to maintain and care for all the state assisted building that have been designed to be a part of the APP.

Sincerely

A handwritten signature in black ink, appearing to read "Bryan Visscher". The signature is written in a cursive, flowing style.

Bryan Visscher
Director of Facilities and Risk Management

WENATCHEE SCHOOL DISTRICT NO. 246

ASSET PRESERVATION SYSTEM (APS)

RESOLUTION 08-09

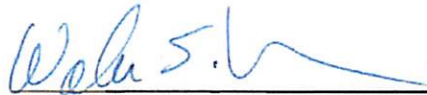
WHEREAS, the Wenatchee School District No. 246 is committed to preserve the district's facilities in a safe, healthful and educationally effective manner that is compliant with applicable codes and requirements. The superintendent or his designee shall oversee the development of an Asset Preservation System (APS) that is compliant with all requirements of WAC 392-347-023 State Assistance in Post 1993 Facilities, and,

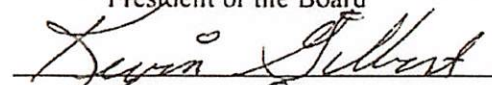
WHEREAS, the APS shall provide for the preservation of district facilities by employing a system of processes, including, but not limited to, predictive, preventative, repairs, educational specifications, maintenance, and re-conditioning, and,

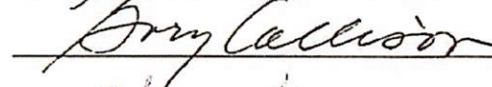
WHEREAS, the APS shall also include a yearly evaluation process to comply with the requirements that facilities sustain their expected life cycle, and the school district commits to implementing an APS in all facilities constructed or modernized with state matching funds after 1993/94, within 18 months of the Asset Preservation System adoption,

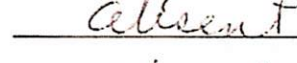
NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Wenatchee School District No. 246 declare the District's intent to commit to maintaining school facilities to a safe and healthy standard through the implementation of an Asset Preservation System (APS).


Signed this 8th day of December, 2009.



President of the Board


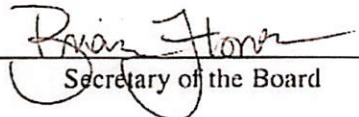






Board of Directors, Chelan County
Wenatchee School District No. 246

Attest:

by 

Secretary of the Board



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Asset Preservation Program Annual Board Report (Wenatchee School District)

-----2019-2020-----

SITE	BUILDING	BUILDING BOARD ACCEPTANCE DATE	APP YEAR	BUILDING CONDITION ASSESSMENT %	ANNUAL REVIEW COMPLETED BY	NEXT CERTIFIED BCA DUE
Wenatchee Valley Technical Skills Center	Building C	6/13/2017	2	100.00	District	2023
Washington Elementary School (new)	Main Building	8/28/2018	1	100.00	District	2024
Foothills Middle School	Main Building	5/23/1994	25	81.26	Consultant	2025



Foothills Middle School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	5/23/1994
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2019-2020	25	81.26	Consultant	3/24/2020
2018-2019	24	81.26	District	3/26/2019
2017-2018	23	81.89	District	3/13/2018
2016-2017	22	82.79	District	3/28/2017
2015-2016	21	82.79	District	4/26/2016
2014-2015	20	Not Reviewed	Incomplete	5/27/2014

The next certified BCA is due: **2025**

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1993	Area 1	84,854	84,854	84,854	9/1/1993	5/23/1994
Building Totals		84,854	84,854	84,854		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Condensation		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	<i>Comments:</i>	Deficiency: Moisture in a small percentage of rooms causing problems with finishes		
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Broken Pipe		
	<i>Comments:</i>	Deficiency: Water damage at below grade foundation walls due to broken irrigation lines		
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Broken seals at approximately 5-10% of the exterior windows		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Frame/Molding Condition, Material Condition			
<i>Comments:</i>	Components are showing wear from use.			
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	<i>Comments:</i>	Roof is in decent shape but is getting towards the end of its life cycle.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Hazardous Materials		
	<i>Comments:</i>	Wire glass is used in relites		
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	All interior doors with windows have wire glass		
	Interior Grilles and Gates	C1040		90.00% Good
Suspended Ceiling Construction	C1070		90.00% Good	
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Warped/Delaminating Finishes		
	<i>Causes:</i>	Other, Surface Damage		
	<i>Comments:</i>	Deficiency: Some wall surfacing materials loose, delaminating in certain areas. Sharp corners causing excessive wear.		
	Interior Fabrications	C2020		90.00% Good
Flooring	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Normal wear and tear of the floor finishes for a facility of this age.		
	Stair Finishes	C2040		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Normal wear and tear		
Ceiling Finishes	C2050		62.00% Fair	
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	A few stained/soiled ceiling tiles and ceiling tiles that are not fully installed within the grid system.		
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	<i>Quantity:</i>	0.00 Lot		
	<i>Deficiencies:</i>	Water Leaking		
	<i>Causes:</i>	Excessive Wear		
	<i>Comments:</i>	Location: Above ceilings in common areas and above kitchen. Deficiency: Domestic hot water loop experiences failures at copper elbows. Small diameter (3/4") domestic hot water loop line replaced in end of summer 2017.		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good



School Facilities and Organization
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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Inadequate Water Flow, Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Coolant circulation system inadequately sized. Repairs have been made and system is operating better than previous assessment.		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Building contains outdated Simplex system, clocks are a problem.		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	<i>Quantity:</i>	4.00 Lot		
	<i>Year Installed/Replaced:</i>	2014		
	<i>Life Span:</i>	5		
Integrated Automation	Detection and Alarm	D7050		30.00% Poor
	<i>Deficiencies:</i>	Devices Not Working, Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Fire alarm system (pull stations) are breaking down.		
	Integrated Automation Facility Controls	D8010		62.00% Fair
	<i>Deficiencies:</i>	Sensors Not Working Correctly, Zones Not Working		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Location: Music wing, gym, locker rooms. Deficiency: DDC HVAC control system is experience failures.		
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Equipment is old and worn.		
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		62.00% Fair



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	<i>Comments:</i>	Wear and tear.		



Wenatchee Valley Technical Skills Center - Building C

Building Details

PROFILE TYPE	Skills Center
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	6/13/2017
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2019-2020	2	100.00	District	3/24/2020
2018-2019	1	100.00	District	3/26/2019
2017-2018	0	100.00	District	3/13/2018

The next certified BCA is due: 2023

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2015	Area 1	10,634	10,634	0		6/13/2017
Building Totals		10,634	10,634	0		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Roof Construction	B1020		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
	General Service Compressed-Air	D2050		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent



School Facilities and Organization
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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Vehicle and Pedestrian Equipment	E1010		100.00% Excellent
	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent



School Facilities and Organization
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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



Washington Elementary School (new) - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	8/28/2018
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2019-2020	1	100.00	District	3/24/2020

The next certified BCA is due: 2024

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2018	Main Area	1	1	1		8/28/2018
Building Totals		1	1	1		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Raised Floor Construction	C1060		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
	Interior Finishes	Wall Finishes	C2010	
Interior Fabrications		C2020		100.00% Excellent
Flooring		C2030		100.00% Excellent
Stair Finishes		C2040		100.00% Excellent
Ceiling Finishes		C2050		100.00% Excellent
Conveying	Vertical Conveying Systems	D1010		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent